

COMPANY PROFILE:

Name: Riverfront Cruise and Anticipation Yacht Charters LLC
 Address: 4 West Las Olas Blvd, Suite 300, Fort Lauderdale, Florida 33304
 Telephone: (954) 463-3372
 Fax: (954) 527-0171
 E-mail: james@marinehospitality.com
www.anticipation.com
www.fortlauderdalestightseeingcruise.com
 Web page: www.riverfrontcruise.com
www.libertybellecruise.com

Years in business: 35
 Type of firm: local
 Owner: James Campbell
 Manager: James Campbell

Riverfront Cruise and Anticipation Yacht Charters LLC has been in operation on the New River in Fort Lauderdale for over thirty five years with licenses from the city of Fort Lauderdale. Riverfront Cruises is famous for its Venice of America tours. Riverfront Cruise and Anticipation Yacht Charters LLC has expanded during the downturn of business in Las Olas Riverwalk. The Company already Owns Three Liquor Licenses issued by the State of Florida for Floating Restaurants the Owner of the Company has also owned four Successful Restaurants and is himself an award winning Chef.

3489-0812

12/25



No. 0614488

8-9/430

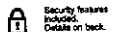
CASHIER'S CHECK

DATE: OCT 15 2015

PAY TO THE ORDER OF CITY OF FORT LAUDERDALE

\$ 10,000.00

TEN THOUSAND AND 00 / 100 DOLLARS

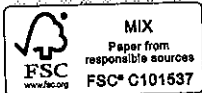


RIVERFRONT CRUISE

REMITTER

PNC Bank, National Association

[Signature]
 OFFICIAL SIGNATURE
 CAM 15-1023
 Exhibit 6
 Page 1 of 8





OASIS CAFÉ RESTORATION VISION & GOALS PROPOSAL

SUMMARY

This Classic Oceanside building that was once a tourist destination requires revitalization now. As one of the few surviving businesses that remain in Las Olas Riverwalk, Riverfront Cruise and Anticipation Yacht Charters, LLC is the clear choice to spearhead the Oasis Café restoration, development, operations and management. With the intention set in motion, a clear plan of action implemented by an established company with cash flow, this beloved Oceanside restaurant will become a revised glory of its old self and a staple to Fort Lauderdale Beach. It is Important to note that in our Opinion this Property is Only Suited under the current offering by the City to Operate as a Boutique Restaurant.

SUMMARY

This Classic Oceanside building that was once a tourist destination requires revitalization now. We are interested in negotiating an agreement for the lease of property, including all leasehold interest and goodwill, owned in connection with the restaurant carried on as The Oasis Café at 600 Seabreeze Blvd, Fort Lauderdale.

Riverfront Cruise and Anticipation Yacht Charters, LLC is the perfect choice with their 35 years of experience in the food and beverage industry. The Owner of the Company himself an award winning Chef is hands on in all aspects of the Company's Business.

The Oasis Café Rejuvenation plan is intended to build on assets rather than focus on deficits. Based on areas of opportunity, final recommendations are grouped in three categories with accompanying vision statements intended to direct activities:

1. **Oceanside Boutique Restaurant**– Open to the public Featuring Modern American Culinary Style Dining featuring many Vibrant Modern Seafood Dishes and Modern Mixology.
2. **Design and Appearance** - Restore the appearance of the building and grounds to cultivate a more modern, yet authentic conservative Mediterranean Boutique Beach restaurant feel ,while encouraging more tourist and local Patrons. Particular attention to blend in with the Master Plan for the Area will be emphasized, while local Residents can continue to enjoy Peace and Tranquility.
3. **Community Development** - Foster a healthy foundation of career opportunities and economic growth for the Beach Area

It is hoped that this plan will well receive as the optimal revitalization that is balanced in approach, serving residents and visitors from various income levels, races, ethnicities, sexual orientations and other groups that make Fort Lauderdale the wonderfully diverse community that it is.

In summary, the three areas identified are listed below, along with visions for each category and specific goals:

1. OCEANSIDE RESTAURANT:

The restaurant, now titled The Beach Oasis, will welcome tourists and locals alike. The Beach Oasis would feature breakfast, lunch and dinner with a variety of menu options centered on exquisite seafood fare and craft beers.

- The Beach Oasis will staff approximately 20 full-time employees and 30 part-time employees.
- The Beach Oasis will hold high standards in all aspects of this restaurant as we do in all of our other endeavors such as Riverfront Cruise and Anticipation Yacht Charters LLC. We want our guests to feel as if this casual restaurant on the beach provides them with a dining experience from start to finish unlike any other.

2. DESIGN & APPEARANCE:

Restore the appearance of the building and grounds to cultivate a more modern, yet authentic beach restaurant feel while encouraging more tourist and local patrons. We want to make The Beach Oasis a revised glory of its old self and a staple to Fort Lauderdale Beach.

- Change the name of the restaurant to The Beach Oasis
- Landscaping improvements made by planting Florida native plant life
- New awnings and canopy in a turquoise color
- Renovate and restore the popular “swings” to a more modern, white cool Mediterranean up-to-date look
- Renovate and restore both the inside and outside to give it a fresh, modern look while keeping the authentic style and design
- Create a one-of-a-kind upstairs cocktail seating area with a full service bar and comfortable lounge chairs and tables. Overlooking the Atlantic Ocean, this location is going to be the ‘go-to’ location on Fort Lauderdale Beach.

3. COMMUNITY DEVELOPMENT:

Foster a healthy foundation of career opportunities and economic growth for Broward County.

It is extremely important to us that we hold high standards in all aspects of this restaurant as we do in all of our other endeavors such as Riverfront Cruise and Anticipation Yacht Charters LLC. We want our guests to feel as if this casual restaurant on the beach provides them with a dining experience from start to finish unlike any other.

With our already existing tourist and vacation clientele, we feel as if we have a great advantage in bringing additional tourism to Broward County. In return, our new restaurant would bring career opportunities and economic growth to our community.

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Riverfront Cruise and Anticipation Yacht Charters LLC has a long history of providing the highest quality yacht charters with extensive food service. The following are just some of the clients who have booked their events with us based on our excellent service and attention to detail:



2007, 2010



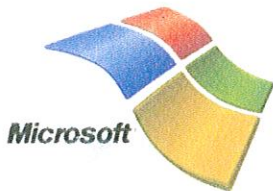
2006, 2007, 2008, 2009,
2010, 2012, 2014



2007, 2009, 2010, 2011



2007, 2008, 2009 2008, 2009, 2011 Leadership Ft Lauderdale Class 2012, 2014



2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015

Additionally, Anticipation Yacht Charters was contracted by the United States Navy to provide transportation to and from the Aircraft Carriers USS Eisenhower and USS Truman in 2006 and 2007. In 2011, Anticipation Yacht Charters was selected by the Fort Lauderdale Navy League to host the Sailor of the Year Luncheon during Fleet Week.

Financial Offering: The Company offers an initial Rental of \$100,000 per Annum based on a 25 Year Lease.

The Rental to Increase to \$200,000 Per Annum after the first twelve months.

Increases of 5% Every five Years to end of Initial 25 Year Term.

Two Further 10 Year Options after the 25 Years Expiry to be Negotiated based on Revenue.

Initial Rental Payments to Begin Immediately.



Signed on Behalf of the Company James Campbell.

Guest Testimonials

*“The staff really cares!!!
So refreshing in this area to
do business with a company
who genuinely cares about the
clients. I have placed several
of my clients and myself on
the Anticipation yachts for
functions ranging from social
to corporate.*

*All of my clients have
been above & beyond
satisfied.” ~Bianca D.*

*“The food was spectacular,
the staff was helpful and
friendly, & the yacht was
luxurious, tastefully
decorated
and clean.*

*It was a wonderful Christmas
party and we will definitely
use Anticipation Luxury
Yacht
Charters again.”*

~Carrie S.

*“Very nice cruise! The
captain was very
knowledgeable about the
sites we visited. The boat
was very clean and nice.
I have nothing negative to
say about the cruise, I
would recommend it and
would go again!”*

~ Harvey J.

*“I was a guest on the
Anticipation IV for a Business
Cocktail Party must say
extremely impressed! The Yacht
was lovely & spacious. The
Crew friendly & helpful. The
restrooms sparkling clean and
tidy. The drinks plentiful and
not watered down.*

*Our meal was displayed
beautifully and tasted even
better. I would highly
recommend this company for
any Corporate Party or
Function.”*

~Dillon L.